The Courtyard, South Street, Falmer, Brighton, BN1 9PQ

Offers In The Region Of £480,000

No.1

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Forming part of 'The Courtyard' development on South Street, Brighton, this charming two-bedroom end-of-terrace house presents an exceptional opportunity for discerning buyers. The property combines comfortable living with a picturesque setting, making it an ideal home for couples, small families, or those seeking a tranquil retreat.

The ground floor of this inviting residence features a well-proportioned living room, providing a welcoming space for relaxation and entertaining. Adjacent to this, the modern kitchen is thoughtfully designed, offering ample storage and workspace for culinary enthusiasts. A separate dining room provides an elegant area for formal meals, while the bright conservatory extends the living space, offering a versatile area that can be enjoyed year-round, perhaps as a sunroom, study, or additional lounge. A convenient downstairs cloakroom completes the ground floor, enhancing the practicality of the home.

Ascending to the first floor, you will find two comfortable bedrooms, each offering a peaceful sanctuary. These are complemented by a well-appointed family bathroom, featuring contemporary fixtures and fittings. The layout is designed to maximise space and natural light, creating an airy and pleasant atmosphere throughout.

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One of the standout features of this property is its access to the beautifully manicured communal grounds, providing a serene environment for residents to enjoy. The fabulous setting near the village pond adds to the charm and appeal, offering picturesque walks and a sense of community. For those who appreciate outdoor living, the property benefits from its own well-stocked garden, complete with a patio area, perfect for al fresco dining, gardening, or simply unwinding in the fresh air.

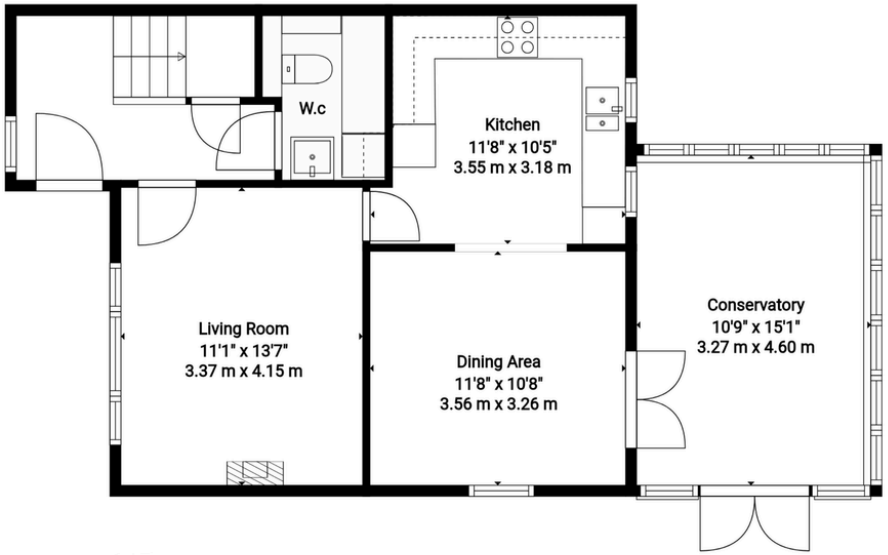
Practical amenities include an allocated parking space, a significant advantage in this popular location, ensuring convenience for residents. Additionally, a separate brick-built storage locker provides valuable extra space for bicycles, tools, or other belongings, helping to keep the home clutter-free.

South Street, Falmer, offers excellent local amenities, including shops, cafes, and transport links, all within easy reach. The vibrant city centre of Brighton, with its diverse cultural attractions, renowned dining scene, and beautiful seafront, is just a short distance away, providing the best of both village charm and urban convenience.

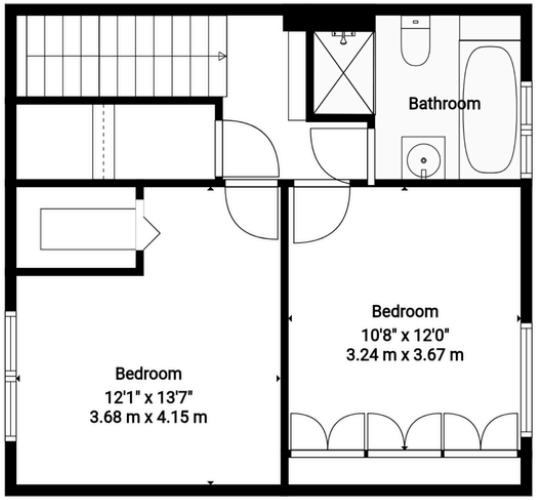
This delightful property represents a fantastic opportunity to acquire a home in a sought-after location, offering a blend of comfort, style, and practicality. Early viewing is highly recommended to fully appreciate all that this superb house has to offer.

9 THE COURTYARD

FALMER BN1 9PQ



1st Floor



2nd Floor

TOTAL: 1197 sq. ft, 111 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Agents Notes

Tenure Leasehold
999 Year Lease From 2011
Service Charge- £1,980 Per Annum
Estate Charge- £250 Per Annum
Council Tax Band G

Energy Performance Certificate

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